040.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,600 / 846,600
					USE VALUE:	846,600 / 846,600
					ASSESSED:	846,600 / 846,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMOL PARTNERS LLC
Owner 2:	
Owner 3:	
Street 1:	381 ELLIOT ST STE 155L
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02464 Type:

PREVIOUS OWNER

Owner 1:	HICKS CLIFFORD/ROSE/TRUSTEES -
Owner 2:	ROSES FAMILY TRUST -
Street 1:	16 EVEREST DR
Twn/City:	MERRIMACK
St/Prov:	NH Cntry:
Postal:	03054

NARRATIVE DESCRIPTION

This parcel contains 4,738 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2059 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4738.000	393,100	3,800	449,700	846,600
Total Card	0.109	393,100	3,800	449,700	846,600
Total Parcel	0.109	393,100	3,800	449,700	846,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.17 | /Parcel: 411.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27241

GIS Ref

GIS Ref

Insp Date 11/29/18

!3345!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	393,200	3800	4,738.	449,700	846,700	846,700	Year End Roll	12/18/2019
2019	104	FV	307,600	3800	4,738.	477,800	789,200	789,200	Year End Roll	1/3/2019
2018	104	FV	307,600	3800	4,738.	348,500	659,900	659,900	Year End Roll	12/20/2017
2017	104	FV	288,400	3800	4,738.	303,600	595,800	595,800	Year End Roll	1/3/2017
2016	104	FV	288,400	3800	4,738.	258,600	550,800	550,800	Year End	1/4/2016
2015	104	FV	256,900	3800	4,738.	253,000	513,700	513,700	Year End Roll	12/11/2014
2014	104	FV	256,900	3800	4,738.	208,000	468,700	468,700	Year End Roll	12/16/2013
2013	104	FV	267,300	3800	4,738.	197,900	469,000	469,000		12/13/2012

PRINT

Date	Time
12/10/20	18:37:20

LAST REV

Date	Time
10/30/20	08:42:34
danam	

PAT ACCT. 3345

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKS CLIFFORD/	73180-58	1	8/27/2019	Change>Sale	840,000	No	No		
HICKS CLIFFORD	31257-352		3/20/2000	Family	1	No	No		
	16221-491		6/1/1985		167,500	No	No		Y

USER DEFINED

Prior Id # 1:	27241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	883	Heat App	12,000	O				
10/3/2019	1571	Inter Fi	105,000	C				
10/3/2019	1572	Dormers	205,000	O				
12/13/2007	1137	Manual	4,095			G9	GR FY09	repair rear porch

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2020	Permit Visit	DGM	D Mann
10/11/2019	Mail Update	MM	Mary M
5/28/2019	Mail Update	MM	Mary M
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
11/10/2000	Inspected	264	PATRIOT
11/9/2000	Hearing Chag	153	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/2/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4738		Sq. Ft.	Site		0	80.	1.19	1									449,712						449,700	

Total AC/HA: 0.10877 | Total SF/SM: 4738 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 449,712 | Spl Credit | Total: 449,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.22251904
Const Adj.:	0.97709113
Adj $ / SQ:	203.067
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569733
Depreciation:	176617
Depreciated Total:	393116

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	2	Baths:	2	HB	

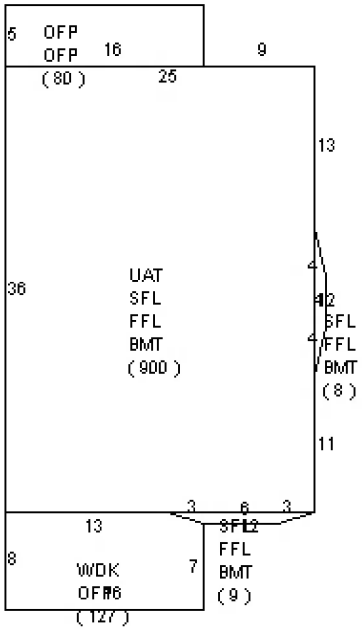
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
1	4	1	
Totals			
2	9	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.07
Special Features:	0	Val/Su Net:	115.96
Final Total:	393100	Val/Su SzAd	214.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	917	60.920	55,864
FFL	First Floor	917	203.070	186,213
SFL	Second Floor	917	203.070	186,213
OFP	Open Porch	287	21.740	6,239
UAT	Upper Attic	225	142.150	31,983
WDK	Deck	127	13.560	1,722

Net Sketched Area:	3,390	Total:	468,234
Size Ad	1834	Gross Are	4065	FinArea	2059
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1912	19.13	T	50	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800